

176.0

0007

0013.A

Map

Block

Lot

1 of 1

CARD

ARLINGTON

APPRaised:

5,300 /

5,300

USE VALUE:

5,300 /

5,300

ASSESSED:

5,300 /

5,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0	LOT	HIBBERT ST, ARLINGTON

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
132	726.000			5,300	5,300		118713
							GIS Ref
							GIS Ref
							Insp Date
							12/22/99
Total Card	0.017			5,300	5,300	Entered Lot Size	
Total Parcel	0.017			5,300	5,300	Total Land:	
Source:	Market Adj Cost			Total Value per SQ unit /Card: N/A	/Parcel: N/A	Land Unit Type:	


Patriot
Properties Inc.

OWNERSHIP	Unit #:
Owner 1: KISSLER STEPHAN & HELEN LOUISE	
Owner 2:	
Owner 3:	

Street 1: 72 HIBBERT	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER
Owner 1: HALL ANDREW S/DIERDRE A -
Owner 2: -
Street 1: PO BOX 248
Twn/City: APO
St/Prov: AP
Postal: 96555

NARRATIVE DESCRIPTION
This Parcel contains 726 Sq. Ft. of land mainly classified as Undev. Land

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl % Infl 2 % Infl 3 % Appraised Alt % Spec J Fact Use Value Notes

Code	Descrip/No	Amount	Com. Int

PREVIOUS ASSESSMENT

Parcel ID	176.0-0007-0013.A	!13796!
PRINT		
Date 12/11/20		
Time 03:42:05		
LAST REV		
Date 08/19/14		
Time 10:09:35		
mmcmakin		
13796		
ASR Map:		
Fact Dist:		
Reval Dist:		
Year:		
LandReason:		
BldReason:		
CivilDistrict:		
Ratio:		

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HALL ANDREW S/D	1455-116		7/1/2014	Mult Lots	612,000	No	Yes		Bk 63854 Pg 125 7/1/2014. Both ways.
NAUMAN CHRISTOP	1308-34		9/12/2005	Mult Lots	525,000	No	No		
NAUMAN CHRISTOP	1209-75		8/11/1999	Mult Lots	355,000	No	No		
	1049-81		9/1/1988	Forclosure	226,000	No	No	G	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
12/22/1999									12/22/1999	Vacant Lot	243	PATRIOT

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
132	Undev. Land		726	Sq. Ft.	Site			0	70.	0.10	6			Unbuild	-85	Size	-80			5,336						5,300	

EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH								
Type:			Full Bath:	Rating:													
Sty Ht:			A Bath:	Rating:													
(Liv) Units:		Total:	3/4 Bath:	Rating:													
Foundation:			A 3QBth:	Rating:													
Frame:			1/2 Bath:	Rating:													
Prime Wall:			A HBth:	Rating:													
Sec Wall:		%	OthrFix:	Rating:													
Roof Struct:			OTHER FEATURES														
Roof Cover:			Kits:	Rating:													
Color:			A Kits:	Rating:													
View / Desir:			Frl:	Rating:													
GENERAL INFORMATION			WSFlue:	Rating:													
Grade:			CONDOS INFORMATION														
Year Blt:		Eff Yr Blt:	Location:														
Alt LUC:		Alt %:	Total Units:														
Jurisdct:		Fact:	Floor:														
Const Mod:			% Own:														
Lump Sum Adj:			Name:														
INTERIOR INFORMATION			DEPRECIATION														
Avg Ht/FL:			Phys Cond:	0.0	%												
Prim Int Wall:			Functional:		%												
Sec Int Wall:		%	Economic:		%												
Partition:			Special:		%												
Prim Floors:			Override:		%												
Sec Floors:		%	Total:	0	%												
Bsmnt Flr:			CALC SUMMARY														
Subfloor:			Basic \$ / SQ:														
Bsmnt Gar:			Size Adj.: 1.00000000														
Electric:			Const Adj.: 16.00000000														
Insulation:			Adj \$ / SQ:														
Int vs Ext:			Other Features: 0														
Heat Fuel:			Grade Factor:														
Heat Type:			NBHD Inf: 1.00000000														
# Heat Sys:			NBHD Mod:														
% Heated:		% AC:	LUC Factor: 1.00														
Solar HW:		Central Vac:	Adj Total: 0														
% Com Wall:		% Sprinkled:	Depreciation: 0														
			Deprecated Total: 0														
MOBILE HOME			WtAv\$/SQ:	AvRate:	Ind.Val												
SPEC FEATURES/YARD ITEMS			Juris. Factor:		Before Depr: 0.00												
			Special Features: 0		Val/Su Net:												
			Final Total: 0		Val/Su SzAd												
Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:			Total Special Features:				Total:									
AssessPro Patriot Properties, Inc																	